

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00079/FUL

APPLICANT: Mr Foster

WARD AFFECTED: Halewood South

DEVELOPMENT: DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 108 Higher Road, Halewood, Knowsley, L26 1TH

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

A previous application was approved for a single storey garage to the side of the property (74/10144/HIST – approved 30/04/1987).

TECHNICAL CONSULTATIONS:

Cadent Gas – No objection subject to an informative note.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The application is for the demolition of existing rear extension and erection of single storey rear extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would not have a pitched roof like the existing main dwelling, however, it would be a relatively modern, contemporary design with render, therefore a flat roof is considered appropriate in this instance. It would also be located at the rear and would not be readily visible. The scale of the extension also would be proportionate to the main dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 110, there would be no harm as the extension would only extend around 3.6 metres at the rear. This would only be 1 metre beyond the existing extension. In addition, 110 has an existing rear extension which reduces the impact. The extension complies with para 7.4 of the Householder Development SPD as the extension is less than 4 metres in length. Therefore, there would be no impact on the residential amenity of 110.

In relation to 106, the extension would not cause harm to amenity as it would be obscured by the existing garage. The extension complies with para 7.4 of the Householder Development SPD as the extension is less than 4 metres in length. Therefore, there would be no impact on the residential amenity of 106.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/02/2023	BAR-HIG-PL-DR- EL-02	A	Proposed Elevations
15/02/2022	BAR-HIG-PL-DR- LP-0	A	Location, site and block plan
15/02/2022	BAR-HIG-PL-DR- FP-02	A	Proposed Floor Plan

Informatives

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Kevin Foster**

Date: **13 March 2023**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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